

**CONDITIONS OF APPROVAL SUMMARY (PLAT2020-0172)**

<b>PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY</b>	
<b>PRELIMINARY-FINAL PLAT (Sec. 142-74)</b>	
<b>Not Met</b>	<b>Item Description</b>
X	<b>Sec. 142-74 (b) (2)</b> Existing Features inside the Subject Property: <ul style="list-style-type: none"> <li>• Other Features such as Creeks or Abstract Lines</li> </ul>
X	<b>Sec. 142-74 (b) (3)</b> Existing Features outside the Subject Property are Ghosted
X	<b>Sec. 142-74 (b) (4)</b> New Features inside the Subject Property showing: <ul style="list-style-type: none"> <li>• Easements with Names and Dimensions</li> </ul>
X	<b>Sec. 142-74 (b) (7)</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

Not Met	Item Description	
<input checked="" type="checkbox"/>	TCEQ- 285.4(c)	Improvements Required: All improvements required by the subdivision ordinance, comprehensive plan, or as determined by the Director of Engineering, shall be constructed by the developer and accepted by the City prior to filing an associated plat.
<input checked="" type="checkbox"/>	Sec 142-37(a)	A subdivider shall be required to enter into an agreement with the city, which shall govern his subdivision if there are pro rata payments, city participation in cost, escrow deposits or other future considerations, other nonstandard development regulations or if all improvements required to be dedicated to the city will be not completed prior to filing the record plat, minor plat, minor replat, or final plat in the county records.
<input checked="" type="checkbox"/>	EDM 4.1.K	<p>1. Lot-to-lot drainage, defined as runoff from one individually owned private lot to another, is not allowed. Once runoff is conveyed to a public right-of-way (ROW) or drainage or floodplain easement, it may not be directed back onto private property outside of a drainage or floodplain easement.</p> <p>2. Grading and drainage shall not negatively impact surrounding properties.</p>
<input checked="" type="checkbox"/>	EDM 4.1.G	<p>Maintenance of Drainage Facilities – All maintenance responsibilities shall be in accordance with the Stormwater Management Ordinance. Drainage facilities that have been dedicated to and accepted by the City are maintained by the City. Private drainage facilities are typically maintained by the property owner on which the facility is located. Some private drainage facilities are owned and/or maintained by a Homeowner's Association. In such cases, this shall be noted on the plat. Not all natural creeks and floodplain areas are owned and maintained by the City. Rather, they are owned and maintained by the property owner on which the creek or floodplain area is located. The existence of a drainage or floodplain easement does not change ownership or maintenance responsibility. Maintenance plans for detention ponds and best management practices (BMPs) are required and shall be in accordance with the Stormwater Management Ordinance.</p>